



# AFFORDABLE HOUSING TRUST

## Project Overview:

West Newbury voters approved the creation of an Affordable Housing Trust at the October 2021 Special Town Meeting and adopted a bylaw which details how the Trust will operate at the May 2022 Annual Town Meeting. A seven member Trust was appointed by the Select Board and has worked with a housing consultant to develop a three year Action Plan to address the shortage of affordable housing in West Newbury.

State definitions of affordable housing are tied to Area Median Income and family size. In West Newbury, approximately 28% of residents could be eligible for housing assistance under these definitions. These may include longtime residents looking to downsize but unable to afford housing on retirement income and young adults who grew up in town who are unable to find housing they can afford. There are also teachers, police and other town employees who are unable to afford housing in the community they serve.

Household Size/ Income Limits	1	2	3	4	5	6
50% of Median Income Very Low Income	42,700	48,800	54,900	60,950	65,850	70,750
80% of Median Income Low Income	66,300	75,750	85,200	94,650	102,250	109,800
100% of Median Income Moderate Income	82,020	94,880	106,740	118,600	128,088	137,576

**HUD Summary Income Limits for West Newbury, FY23**

## Recent Developments and Upcoming Steps:

The Trust is implementing its FY22-24 Action Plan which is organized around Five Goals. Each Goal has a corresponding set of strategies that have been, or will be, implemented in the near future as shown below:

### FY 22-24 Action Plan Goal Accomplishments to Date (October 2023)

#### Goal 1. Increase housing opportunities

Action:

- Visited local affordable housing projects to identify the types of housing that would work for West Newbury
- Created list of Town owned parcels with potential to create affordably housing

#### Goal 2. Provide West Newbury residents with Housing Assistance

Action:

- Created a small grant program to assist income qualified residents with health and safety related repairs to their homes

#### Goal 3. Foster strength of housing options through a public relations campaign

Action:

- Preparing quarterly news bulletins to increase public awareness about housing

#### Goal 4. Strengthen partnerships with organizations

Action:

- Initiated meetings with Essex County Habitat for Humanity, West Newbury Housing Authority, Bread and Roses Housing, and North Shore Home Consortium

#### Goal 5. Grow the capacity of the housing trust

Action:

- Identified and are working with the appropriate Town staff to obtain support for Trust activities
- Drafted and finalized an agreement with the Select Board that details how Community Housing funds from the CPA fund will be used to further the mission of the Trust in West Newbury.



An example of affordable housing constructed by Bread and Roses Housing in Haverhill

## How You Can Help and Where You Can Find Out More:

Become engaged with the Affordable Housing Trust! Visit their webpage at:

<https://www.wnewbury.org/affordable-housing-trust>

## Food for Thought:

How can we address West Newbury (and the state's) housing shortage?